

Commercial Property Request for Proposals

3310 West Villard Avenue

Old North Milwaukee Neighborhood



LISTING PRICE: \$50,000

Building: Former Villard Library - estimated 15,000 SF building built in 1967; approximately 38 parking spaces
Lot Area: 38,576 SF
Zoning: LB2, Local Business
 Assessor records, photographs, floor plan and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Renovate building and maintain clear glazing along street frontage, or demolish existing building and construct new building consistent with the City's Commercial Design Guidelines. Finish all renovations in a timely manner.
- The development should be consistent with the policies, strategies and recommendations set forth for Villard Avenue in the City's Near North Side Area Comprehensive Plan.

PERMITTED COMMERCIAL USES

- Cultural Institution, Office, Bank, Studio, Medical Office, Service business, Catering, Restaurant, Health Club, Parking, Retail, Housing, etc.

Note: Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Religious assembly, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

AVAILABLE RESOURCES

- **Facade Grants:** www.city.milwaukee.gov/facade
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Commercial Foreclosed Property Renovation Fund:** Natanael Martinez at (414)286-5813 or Natanael.Martinez@milwaukee.gov
- **Business Financing:** may be available through Milwaukee Economic Development Corp: www.MEDOnline.com

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A Performance Deposit may be required at closing.
- Closing contingent on firm financing and DCD approval of building plans and site plan.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within twelve months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate broker or contact (414)286-5730 for access.

Submittal: 1) Completed "Proposal Summary" on the form available at www.city.milwaukee.gov/CRE
 2) Provide a detailed Scope of Work including a scaled rendering of the building identifying exterior building materials and site plan for construction.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards. **Proposals will be received and evaluated on a continuous basis.**

Contact: Dwayne Edwards, Department of City Development, (414)286-5735 or dkedwar@milwaukee.gov

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